



1 Maple Grove, Barham, Ipswich, Suffolk, IP6 0PH

Offers in excess of £660,000 Freehold

ipswich &
suffolk estate
agents
Part of the Your Ipswich Group

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NO ONWARD CHAIN - We are delighted to offer for sale this individually built family home located to the North of Ipswich, in the village of Barham with easy access to local shops, schools bus service and A14 trunk road, a short journey for rail links to Ipswich or Stowmarket with connections to London Liverpool Street. The property has flexible accommodation providing 5 bedrooms with a bedroom and shower room located on the ground floor, 3 reception rooms, conservatory, utility/2nd kitchen, stairs to first floor leading to 4 bedrooms, en-suite to master bedroom and family bathroom. Further benefits include enclosed garden with hot tub with seating for 10/12 people, oil fired central heating, double glazed windows throughout, double garage plus further off-road parking.

CALL TODAY TO BOOK YOUR VIEWING.



ENTRANCE HALL

Tiled flooring, radiator, stairs to first floor, storage cupboard under stairs, doors to lounge, dining, study and kitchen/dining.

LOUNGE

21' 1" x 13' 11" (6.43m x 4.24m) Carpeted flooring, marble fire place with coal effect gas fire, radiator, connecting doors to conservatory, archway through to dining room.

DINING ROOM

13' 7" x 10' 11" (4.14m x 3.33m) Carpeted flooring, radiator, double glazed French door to conservatory.

CONSERVATORY

19' 4" max x 12' 2" max (5.89m x 3.71m) Tiled flooring, 2 radiators, ceiling fan, double doors to rear garden.

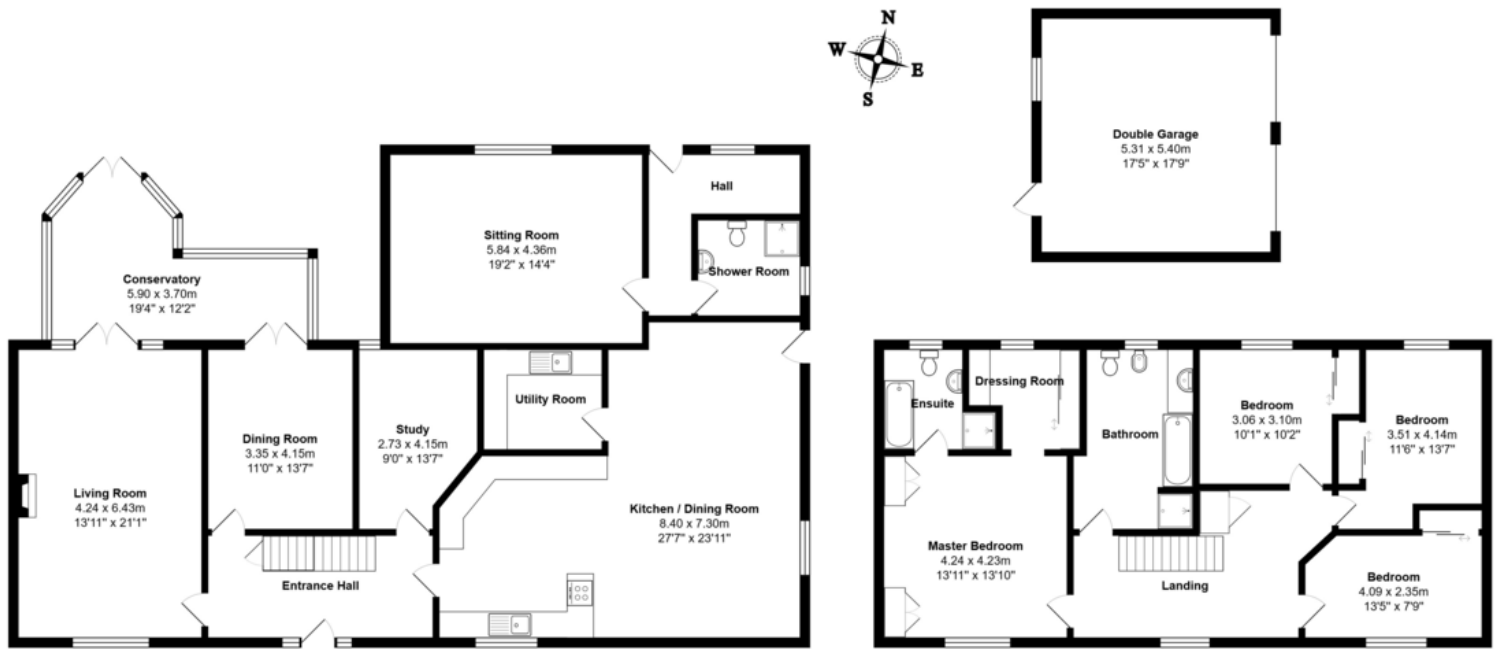
STUDY

13' 7" x 9' (4.14m x 2.74m) Laminate flooring, radiator, double glazed window to rear aspect.

KITCHEN/DINER

27' 7" x 23' 11" (8.41m x 7.29m) Matching wall & base units with granite work tops, 5 ring gas hob with stainless steel extractor hood over, electric wall oven and grill, space for American fridge/freezer, inset sink & drainer with swan neck mixer tap, tiled flooring, double glazed window to front aspect, opening through to dining area. Hard wood flooring, 2 radiators, double glazed windows to side and front aspect, built in bar, rear hallway with hard wood flooring, radiator, double glazed door to rear garden, 2 door mirrored built in storage, floor mounted oil fired boiler, doors to utility room/second kitchen, bedroom 5 and shower room.





BEDROOM 5

19' 2" x 14' 4" (5.84m x 4.37m) Hard wood flooring, double glazed window to rear aspect.

SHOWER ROOM

Low level WC, wash hand basin, shower cubicle with electric shower, tiled flooring, floor to ceiling tiled walls, circular chrome heated towel rail, double glazed window to side aspect.

UTILITY/ SECOND KITCHEN

Matching wall & base units with roll edge worktops, plumbing for washing machine, radiator, sink & drier with mixer tap.

STAIRS

Stairs to first floor landing area with double glazed window to front aspect, radiator, airing cupboard with hot water cylinder, doors to bedrooms and bathroom.

MASTER BEDROOM

13' 11" x 13' 10" (4.24m x 4.22m) Laminate flooring, double glazed window to front aspect, radiator, air conditioning unit, built in wardrobes, archway into dressing area with 2 door mirrored sliding wardrobe, radiator, built in wardrobes, double glazed window to rear aspect door into en-suite

EN-SUITE

Low level WC, wash hand basin, bath and shower cubicle, tiled flooring, floor to ceiling tiled walls, double glazed window to rear aspect, chrome heated towel rail.

FAMILY BATHROOM

Comprising low level WC, bidet, hand basin with storage under, bath and shower cubicle, tiled flooring, floor to ceiling tiled walls, extractor fan, loft hatch, double glazed window to rear aspect.

BEDROOM 2

13' 7" x 11' 6" (4.14m x 3.51m) Carpeted flooring, radiator, 2 door mirrored sliding wardrobe, double glazed window to rear aspect.

BEDROOM 3

10' 2" x 10' 1" (3.1m x 3.07m) Carpeted flooring, radiator, 2 door mirrored built in wardrobe.

BEDROOM 4

13' 5" x 7' 3" (4.09m x 2.21m) Carpeted flooring, radiator, mirrored built in wardrobe, double glazed window to front aspect.

DOUBLE GARAGE

17' 9" x 17' 5" (5.41m x 5.31m) Power & lighting connected, rear pedestrian door gages currently used as a gym area.

OUTSIDE

Brick & wrought iron fencing to front and side, gate accessible to rear beside garage and further double gates to provide extra off road parking leading to rear garden, luxurious 10/12 seater hot tub covered area, lawn garden all enclosed by fencing.

COUNCIL

Mid Suffolk Council, Tax Band (E) £3,337.79p.

SERVICES

We understand mains water, drainage and electricity is connected and LPG gas for the cooker and fire is also connected.

NEAREST SCHOOLS

Claydon primary school & Claydon high school.

DIGITAL MARKETS, COMPETITION AND CONSUMER ACT 2024 (DMCC)

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and

believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with the Digital Markets, Competition and Consumer Act 2024 (DMCC), which require both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

STAMP DUTY LAND TAX (SDLT)

On all property and land transactions, the buyer needs to be aware that there is potentially a stamp duty land tax amount to pay on their completed purchase.

The link below will take you to the government online calculator to assist you with working out the cost for this tax and if it is applicable to you.

www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro

BROADBAND & MOBILE PHONE COVERAGE

Broadband- To check the broadband coverage available in the area go to

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone- To check mobile phone coverage in the area go to

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E	43 E	
21-38	F		
1-20	G		



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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